



Apartment 2 Llys Y Mor, 672 Mumbles Road, Mumbles, SA3 4ES



A beautiful two double bedroom apartment arranged over the ground floor of this stunning Victorian mansion which was converted into luxury apartments in 2016.

The centrepiece of the property is a the floor to ceiling bay window looking out over the bay giving enviable and un-interrupted sea views.

The apartment is finished to a very high standard and being sold in 'almost new' condition and with no onward chain.

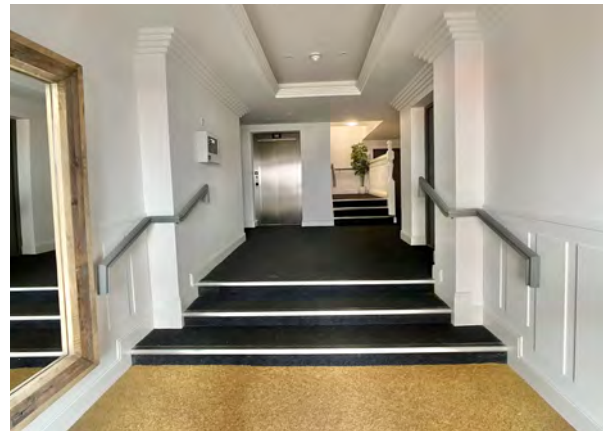
There is parking to the rear of the building with one space allocated to apartment two.

This position offers a flat walk along the sea front, left to Verdi's (200m) and right to Oysterwarf (500m).



£375,000  
LEASEHOLD











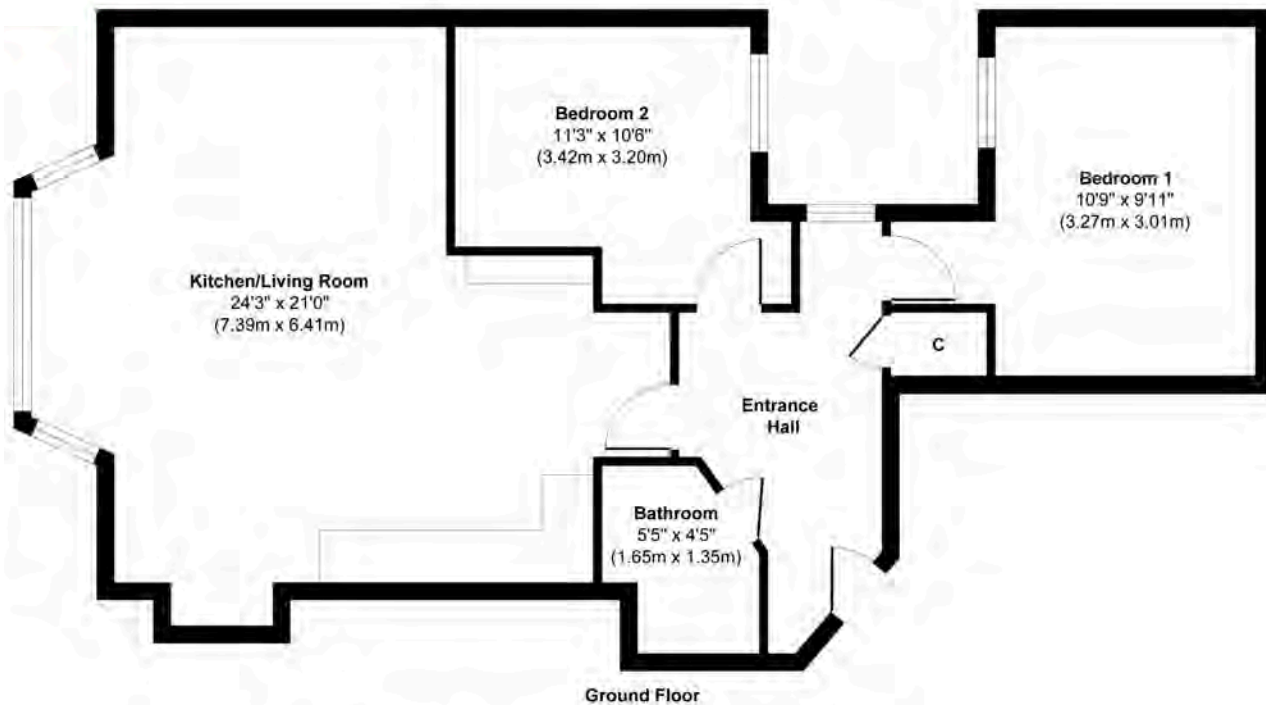
The property is LEASEHOLD with 999 years from 2019.  
The service charges are £1,200p.a.

The property is connected to all mains services and the central heating is electric radiators.

The Council Tax is Band D

The EPC rating is B

### Appt. 2 Lllys Y Mor, Mumbles Road



Ground Floor

**Approx. Gross Internal Floor Area 787 sq. ft / 73.17 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



Situated just beyond Southend Park and on Mumbles Road, Llys Y Mor is a modern development of eight luxury apartments.

Accessed from Mumbles Road there is a grand entrance to the building, Apartment two is to the left hand side.

The front door leads into the entrance hall of the property which is spacious and offers access to all the rooms.

The open plan living room and kitchen is to the front of the building and boasts a 4.5 m wide floor to ceiling bay window which overlooks Swansea Bay.

The kitchen area is fully fitted and contemporary in style.

The bathroom is luxurious with spacious shower cubicle, WC and contemporary styled wash hand basin with vanity unit.

Both bedrooms are double rooms.

To the rear of the property there is a car park with allocated parking for Apartment Two.





Mumbles is the beautiful seaside village with the history and culture of Gower at its heart.

The sounds of the sea are always present in Mumbles; the vibrant and cosmopolitan centre where retail therapy and dining out go hand in hand with gazing over the water, or a wander along the seafront promenade to the famous Victorian Pier and iconic lighthouse.

“As you wander down the bustling high street, complete with fishmongers, butchers and grocers, along with art galleries and a thriving café culture, it’s easy to picture this pretty seaside village as the flourishing Victorian resort it once was. The five-mile long promenade stretches all the way to Swansea’s maritime quarter. In the summer, visitors can take the land train to the well-preserved pier, where they can enjoy the same stunning views across the bay that attracted hordes of Victorian holiday-makers at the end of the 19th century.”  
Coast Magazine

Llys Y Mor is nestled in the heart of Mumbles only a stones throw from the sea front promenade and 500m from Oysterwharf.

Marks and Spencers is 800m and the rest of the shops and eateries are within walking distance.

This could not be a better location to immerse yourself in the vibrant village life of Mumbles.

Other wonderful things to do that are almost on the doorstep include, Mumbles Nature Reserve and The Coastal Path.

This location offers every opportunity to walk out into nature. or simply a maender along the sea front promenade.

Local beaches include Limeslade and Bracelet Bay (1.2 miles) and Langland Bay (1 mile on foot). The beautiful Clyne Gardens are only 1.2 miles away also.

This location also offers superb access to Mumbles Road for commuting into Swansea and the M4 beyond, and of course access to all the beaches Gower has to offer.







01792 986099

info@thegreenroomhomes.com

www.thegreenroomhomes.com



Whilst every effort has been made to ensure these details are accurate, they are for illustrative purposes only and should be read as a guide and not relied upon. Internal floorplans may be subject to alteration. Dimensions listed are maximum and approximate. computer generated images are for illustrative purposes only.

